

### **COMMISSIONER'S SALE NOTICE**

NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Benton County, Arkansas, made and entered on February 28, 2017, in a certain cause (No. CV-16-818-6) then pending between Flagstar Bank, FSB, Plaintiff, and Beverly Carolann Neff, *et al.*, Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public vendue to the highest bidder, at the Benton County Courthouse in which said Court is held, located in Bentonville, Arkansas, within the hours prescribed by law for judicial sales, on June 8, 2017 at 9:15 AM, the following-described real estate, situated in Benton County, Arkansas:

Part of the NW 1/4 of the SE 1/4 of Section 28, Township 20 North, Range 28 West Benton County, Arkansas, being more particularly described as follows: Commencing at the SW corner of said NW 1/4 of the SE 1/4, thence North 01 degrees 08 minutes 20 seconds East 179.61 feet to the Point of Beginning, thence North 50 degrees 56 minutes 54 seconds East 324.32 feet, thence North 19 degrees 48 minutes 42 seconds East 34.93 feet thence North 52 degrees 39 minutes 08 seconds East 333.01 feet, thence South 87 degrees 43 minutes 14 seconds East 61.24 feet, thence North 02 degrees 16 minutes 46 seconds East 446.12 feet, thence North 64 degrees 17 minutes 09 seconds West 21.25 feet, thence South 34 degrees 47 minutes 21 seconds West 103.91 feet, thence South 54 degrees 37 minutes 41 seconds West 89.00 feet, thence South 69 degrees 31 minutes 01 seconds West 231.68 feet, thence South 02 degrees 22 minutes 59 seconds West 267.86 feet thence North 87 degrees 40 minutes 19 seconds West 220.12 feet, thence South 01 degrees 08 minutes 20 seconds West 415.22 feet to the Point of Beginning, containing 5.07 acres and subject to a 50 foot wide easement for ingress and egress, said easement being described as follows: Commencing at the SW corner of said

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NW 1/4 of the SE 1/4, thence North 01 degree 08 minutes 20 seconds East 179.61 feet, thence South 56 degrees 21 minutes 20 seconds East 347.16 feet, thence South 87 degrees 34 minutes 40 seconds East 197.96 feet to the Point of Beginning and centerline of said easement, thence along said centerline North 54 degrees 23 minutes 34 seconds West 67.98 feet, North 48 degrees 37 minutes 21 seconds West 150.99 feet, North 20 degrees 29 minutes 15 seconds West 127.23 feet, North 10 degrees 05 minutes 52 seconds West 123.18 feet, North 00 degrees 31 minutes 34 seconds West 83.38 feet, North 14 degrees 23 minutes 12 seconds East 81.31 feet, North 29 degrees 17 minutes 57 seconds East 55.58 feet, North 39 degrees 32 minutes 37 seconds East 199.86 feet, North 04 degrees 36 minutes 56 seconds East 67.16 feet, North 19 degrees 23 minutes 03 seconds West 77.81 feet, and North 48 degrees 39 minutes 47 seconds West 54.96 feet to the South right-of-way of Ventris Road and end of the easement, thence sidelines of said easement extending to or terminating at the property boundaries and Ventris Road right-of-way. This property is also subject to a 20-foot wide ingress and egress easement to the centerline of the 50-foot easement described hereon and thence to Ventris Road. Said 20 foot easement is described as follows: Commencing at the SW corner of said NW1/4 of the SE 1/4, thence North 01 degrees 08 minutes 20 seconds East 179.61 feet, thence North 50 degrees 56 minutes 54 seconds 324.32 feet, thence North 19 degrees 48 minutes 42 seconds East 34.93 feet, thence North 52 degrees 39 minutes 08 seconds East 191.26 feet to the Point of Beginning and the centerline of said 20 foot wide easement, thence along said centerline North 20 degrees 27 minutes 04 seconds West 72.92 feet, thence North 05 degrees 23 minutes 05 seconds West 71.29 feet to the end of the easement and to the centerline of the 50 foot easement. Subject to covenants, easements and rights-of-way, of record or fact.

Also known as 10672 Ventris Road, Garfield, AR 72732

TERMS OF SALE: On a credit of three months, provided the purchaser shall execute a commercial corporate surety bond as required by law and the order and decree of said Court in said cause, with approved security, bearing interest at the maximum legal rate per annum from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money. The property will be sold subject to any and all property taxes due and payable.

GIVEN under my hand this 29<sup>th</sup> day of March,  
2017.

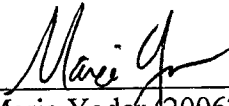
*Brenda DeShields*

Brenda DeShields  
Commissioner in Circuit



Prepared by:

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By:   
\_\_\_\_\_  
Maria Yoder (2006278)  
Attorneys for Plaintiff

**FOR PUBLICATION PURPOSES ONLY in the \_\_\_\_\_:**

FIRST AND ONLY  
PUBLICATION DATE: \_\_\_\_\_ (no less than 10 days before sale)